



Order Number: 15-04

Request: The Westfield Redevelopment Commission is seeking an Order from the Westfield Advisory Plan Commission to indicate that Redevelopment Commission Declaratory Resolution 3-2015, to remove portions of parcels of the Lantern Commons Economic Development Area, conforms to the Westfield-Washington Township Comprehensive Plan.

Exhibits: Exhibit 1 - Staff Report
Exhibit 2 - Order 15-04
Exhibit 3 - Declaratory Resolution 3-2015
Exhibit 4 – Lantern Commons EDA Map

Staff Reviewer: Andrew P. Murray, Associate Planner

Petition History

- February 2nd, 2015 – The Westfield Redevelopment Commission adopted Declaratory Resolution 3-2015, which removes parcels and parcel portions of the Southside Economic Development Area.

Procedural

- The Plan Commission’s function on this agenda item is to determine that the Declaratory Resolution 3-2015 (see **Exhibit 3**) and Redevelopment Plan conform to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a).
- The Plan Commission shall issue its written order approving or denying Declaratory Resolution 3-2015 and Redevelopment Plan, in accordance with IC § 36-7-14-15.8 (a).
- Plan Commission Orders are not public hearing items.

Analysis

In order to stay consistent with the economic development plan identified for this economic development area, specifically the Lantern Commons Economic Development Area (“Lantern Commons EDA”), Declaratory Resolution 2-2015 proposes to remove parcels and portions of parcels that have been purchased by the State to complete the US 31 Major Moves Project. The parcels and portions of parcels described in the Redevelopment Plan are owned by entities that do not pay property taxes (State of Indiana) and as a result have no taxable assessed value. Removing these properties from the Lantern Commons EDA prevents the City of Westfield and the Westfield Redevelopment Commission from experiencing “erosion” to tax



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 2, 2015
Plan Commission Order Number 15-04

increment generated by the Lantern Commons EDA. The real property assessment deadline in the State of Indiana is March 1st, annually. In order to prevent the “erosion” of tax increment, Declaratory Resolution 3-2015 must be confirmed by the Westfield Redevelopment Commission by March 1, 2015.

Staff Recommendation

Approve this Order as presented.